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Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: SYDNEY BETHEL, PLANNER II *SB*
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, PRINCIPAL PLANNER *cl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: FEBRUARY 5, 2020

SUBJECT: UP19-40, POWER AND RAY STORAGE (OUTDOOR): A
CONDITIONAL USE PERMIT FOR APPROX. 9.81 ACRES
GENERALLY LOCATED AT THE NORTHEAST CORNER OF
BLUEJAY DRIVE AND ORCHID LANE, TO ALLOW STORAGE,
PERSONAL PROPERTY (OUTDOOR) IN THE LIGHT
INDUSTRIAL (LI) ZONING DISTRICT WITH A PLANNED AREA
DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Exceptional Built Environment

This project will allow for the development of a vacant property that will provide a commercial service to the community.

RECOMMENDED MOTION

Make the Findings of Fact and approve UP19-40, Power and Ray Storage (Outdoor): a Conditional Use Permit for approx. 9.81 acres generally located at the corner of northeast corner of Bluejay Drive and Orchid Lane, to allow *Storage, Personal Property (Outdoor)* in the Light Industrial (LI) zoning district with a Planned Area Development (PAD) overlay, subject to conditions.

APPLICANT

Company: SS Development
 Name: Gus Schultz
 Address: 3868 S. Lindsay Rd.
 Gilbert, AZ 85297
 Phone: (602) 615-8579
 Email: gus@aloha.build

OWNER

Name: Greg Ellsworth
 Address: 4115 E. Valley Auto Dr. Ste. 105
 Mesa, AZ 85206
 Phone: (480) 378 - 6724
 Email: greg@sscgl.com

BACKGROUND/DISCUSSION**History**

Date	Description
<i>September 17, 2002</i>	Town Council approved Ordinance No. 1425 rezoning 96.8 acres from C-1, R1-43, R-43 and Agriculture to C-2 in zoning case Z01-28.
<i>July 22, 2003</i>	Town Council approved Z03-09 Gateway Pointe in Ordinance No. 1503 rezoning 73 acres to 15 acres of Industrial Buffer and 58 acres of Garden Industrial with a PAD overly.
<i>June 24, 2008</i>	Town Council approved GP08-02 in Resolution No. 2902 and Z08-04 in Ordinance No. 2180, rezoning 9.8 acres of Regional Commercial to 9.8 acres of Light Industrial zoning with a PAD overlay.
<i>February 18, 2016</i>	Town Council approved GP14-01 in Resolution No. 3848 and Z14-01 in Ordinance No. 2569 rezoning 19.7 acres of Light Industrial, with a PAD overlay to 19.7 acres of Multi-Family / Medium with a PAD overlay.
<i>December 21, 2017</i>	Town Council approved GP17-1008 in Resolution No. 3946 and Z17-1015 in Ordinance No. 2637, rezoning 19.97 acres from Multi-Family/Medium with a PAD overly to MF/L with a PAD overlay.
<i>September 4, 2019</i>	The Planning Commission heard UP19-40, UP19-41, and DR19-119 Power and Ray Storage as a study session item.
<i>October 2, 2019</i>	The Planning Commission continued UP19-40, Power and Ray Storage, to the December 4, 2019 Planning Commission hearing.
<i>December 4, 2019</i>	The Planning Commission continued UP19-40, Power and Ray Storage, to the January 8, 2020 Planning Commission hearing.
<i>January 8, 2020</i>	The Planning Commission tabled UP19-40, Power and Ray Storage.

Overview

The applicant is proposing to develop a presently vacant 9.81 acre industrial site generally located at the northeast corner of Bluejay Drive and Orchid Lane to create a self-storage facility. The facility as proposed contains a combination of traditional indoor personal property storage and Recreational Vehicle (RV)/Boat storage. The RV/Boat storage is proposed to include a mixture of indoor units and outdoor covered units. The applicant is requesting a Conditional Use Permit to allow *Storage, Personal Property (Outdoor)* in the Light Industrial (LI) zoning district.

The project also includes an additional Conditional Use Permit (CUP) application for *Storage, Personal Property (Indoor)* (UP19-41) and a Design Review (DR19-119) application. All three

(3) applications have been reviewed concurrently and have been placed on the same Planning Commission hearing. Both CUPs must be approved prior to approval of the Design Review submittal. The project was previously continued and ultimately tabled due to an outstanding fire comment requiring a secondary point of access for emergency purposes that has now been resolved.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Utility/Transportation Corridor (U/TC)	Public Facilities/Institutions (PF/I)	202 Santan Freeway
South	Light Industrial (LI)	Light Industrial (LI) with PAD overlay	Vacant
East	Regional Commercial (RC)	Regional Commercial (RC) with PAD overlay	Gilbert Gateway Towne Center (Shopping Center)
West	Light Industrial (LI)	Light Industrial (LI) with PAD overlay	Vacant
Site	Light Industrial (LI)	Light Industrial (LI) with PAD overlay	Vacant

Project Data Table

Site Development Regulations	Required per LDC and Ord. 2637	Proposed
Building Area	--	Building A (Includes Retail & Corporate Office) – 19,827sf Building B – 16,433 sf Building C – 14,028 sf Building D – 26,628 sf Building E – 3,600 sf Building F – 16,200 sf Building G – 8,864 sf Total Building Area – 105,580 sf
Maximum Building Height (ft.)/(Stories)	55’/3 Stories	40’/ 2 Stories
Minimum Building Setback (ft.)		
Front (Collector or Local)	25’	25’
Side (Commercial/Office/ Public Facility/ Institutional)	15’	15’
Side (Employment)	0’	15’
Rear (Commercial/Office/ Public Facility/ Institutional)	15’	15’
Separation Between Buildings (ft.)		
Single Story	15’	15’

Minimum Required Perimeter Landscape Area (ft.)		
Front (Collector or Local)	20'	20'
Side (Commercial/Office/ Public Facility/ Institutional)	15'	15'
Side (Employment)	0'	15'
Rear (Commercial/Office/ Public Facility/ Institutional)	15'	15'
Landscaping (% of net lot area)	--	9%
Off-Street Parking and Loading	Storage, Personal Property: 8 Spaces Offices, General 1/250: 15 Spaces	24 Spaces

DISCUSSION

The applicant is proposing to develop a self-storage facility at the subject site that includes a combination of indoor and outdoor storage. The storage is catered to primarily larger items such as boats and recreational vehicles (RV). This specific CUP requested is for *Storage, Personal Property (Outdoor)*; the CUP to allow *Storage, Personal Property (Indoor)* is a separate application (UP19-41), which is being processed concurrently. For outdoor storage, the proposed development and operations must comply with the Additional Use Regulations set forth in Land Development Code (LDC) Sections 2.606.A.2 and 2.606.B. *Storage, Personal Property (Outdoor)* is a permitted use within the Light Industrial (LI) zoning district with the approval of a CUP.

LDC Article 6.1 Use Definitions provides the following description for the proposed use:

Storage, Personal Property. A facility offering storage of personal property and office records to the general public.

Outdoor. A personal property storage facility where all or part of the storage occurs outdoors, including the storage of recreational vehicles. A facility may include one on-site dwelling unit for a facility manager.

The site as proposed contains seven (7) buildings distributed around the perimeter of the site with 160 covered RV/Boat spaces located internal to the development. There is one (1) access point located on the southwest portion of the site through the existing cul-de-sac and situated at the hard corner of Orchid Lane and Bluejay Drive with an emergency access point located at the northeast portion of the site. The bulk of the parking is provided just beyond the access point in front of, and adjacent to, the retail office. On the north and east side of the entrance there are two (2) access gates to enter the storage area. The gate to the east leads to an enclosed area containing the RV condos (building F) with the gate to the north leading to the primary section of the storage area. Internal to the site, there are nine (9) additional parking stalls and four (4) main drive aisles for internal circulation. The design of the proposed development allows the operations to be conducted internal to the site, almost fully concealed from the public.

The requested CUP is for outdoor storage, which consists of covered RV and boat spaces. The outdoor spaces are located internal to the site and are covered by parking canopies. The spaces are secured within the facility by the external facility gates but do not have individual security elements as compared to the proposed indoor storage within the facility.

FINDINGS

The Planning Commission is required to make four findings in order to approve a Conditional Use Permit. The findings are listed here, along with the reasons why staff considers that the findings are or are not met in this case. These findings are:

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.

The subject site is bounded by the Santan Freeway to the north and the commercial center, Gilbert Gateway Towne Center, to the east. The site is located at the hard corner of Orchid Lane and Bluejay Drive, tucked into the back of an undeveloped industrial area. The closest single family residential property is located over 900' to the west and a new multi-family development is located approximately 200' to the southwest of the property.

The site will be fully secured through perimeter fencing and gates. The site has been designed in a manner that allows the activity associated with the covered RV/Boat spaces to take place internally to the site, limiting the impact of the development and operations of the storage facility on neighboring properties. Staff finds that the proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.

2. The proposed use conforms to the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.

The intent of the Light Industrial (LI) land use designation per the General Plan is to designate areas for a variety of light industrial uses, including assembly, light manufacturing, warehousing, offices, contractors' yards, laboratories, and research and development firms. The General Plan explicitly states that in the Light Industrial (LI) land use designation, outside storage that is fully screened from public view is permitted. The proposal of a fully screened storage facility meets the intent of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.

3. The proposed use conforms to the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.

The use of *Storage, Personal Property (Outdoor)* is a permitted use within the Light Industrial (LI) zoning district with approval of a CUP. As conditioned, the proposed use meets all requirements within the LDC in regard to development standards, screening, parking, lighting and landscape requirements. The storage buildings create an external barrier for the site with only one (1) complete 8' high wall provided beyond the buildings on the east side, abutting the

existing commercial development. Smaller wall segments can be seen throughout the development between buildings to enclose the storage facility for security purposes. The proposed buildings are generally one story in height, approximately 20' to 23'-8" high, except for Building B, which has a second story display area that is 40' at its highest point. All site lighting is located internal to the site with the only exception being the lighting located at the entrance and parking lot area located at the southwest corner of the site.

Per LDC Section 2.606. B.2., no residential or commercial use shall be conducted in vehicles, trailers or other personal property stored in the facility. The proposed development will be required to comply with any other applicable local, State, or Federal requirements.

4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

As previously stated, the activity associated with the covered RV/Boat spaces will take place internal to the site, limiting impacts on neighboring properties. The use of personal property storage is a relatively low activity use with the most notable element being vehicle trips to and from the facility. Per the applicant's Traffic Impact Statement, the proposed use of property storage is expected to generate 80 average daily trips, 40 into the facility and 40 out. Due to the nature of the business and the mitigation elements currently proposed, staff finds that the proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

Pursuant to the above analysis, Staff is of the opinion that the project meets the four findings required for granting the Conditional Use Permit.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has received no comment from the public.

PROPOSITION 207

An agreement to "Waive Claims for Diminution in Value" pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

Make the Findings of Fact and approve UP19-40, Power and Ray (Outdoor): a Conditional Use Permit for approx. 9.81 acres generally located at the corner of northeast corner of Bluejay Drive and Orchid Lane, to allow *Storage, Personal Property (Outdoor)* in the Light Industrial (LI) zoning district with a Planned Area Development (PAD) overlay, subject to conditions:

1. The Project shall be in substantial conformance with the site plan shown on the Exhibits provided under Attachment No. 5, as approved by the Planning Commission at the February 5, 2020 public hearing. The approval of UP19-40 is contingent upon the approval of UP19-41 and DR19-119

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Sydney Bethel', with a stylized, cursive script.

Sydney Bethel
Planner II

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) Aerial Photo
- 4) Project Narrative
- 5) Site Plan
- 6) Minutes from the Planning Commission Study Session of September 4, 2019

FINDINGS OF FACT
UP19-40, Power and Ray Storage (Outdoor)

- 1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;
- 2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council;
- 3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements; and
- 4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

UP19-40 Power and Ray Storage (Outdoor)
Attachment 2 - Notice of Public Hearing/Vicinity Map
February 5, 2020

Hearing

PLANNING COMMISSION DATE:

Wednesday, October 2, 2019* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

*** Call Planning Department to verify date and time: (480) 503-6721**

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning/planning-commission>

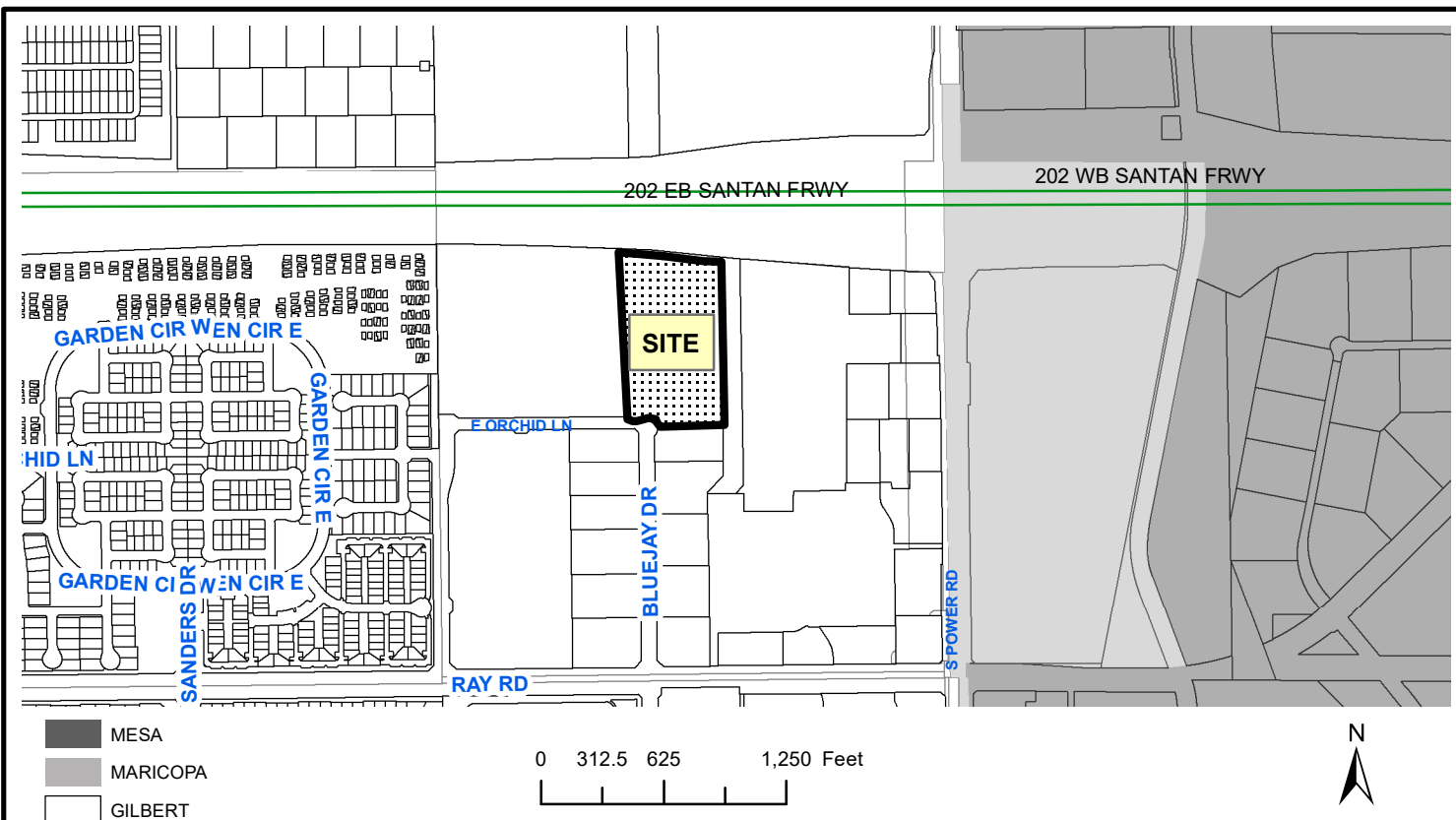
REQUESTED ACTION:

UP19- 40 POWER & RAY STORAGE-OUTDOOR: Request to approve a Conditional Use Permit for approximately 9.81 acres generally located at the northeast corner of Bluejay Drive and Orchid Lane to allow Storage, Personal Property (Outdoor) in the Light Industrial (LI) zoning district.

UP19-41 POWER & RAY STORAGE-INDOOR: Request to approve a Conditional Use Permit for approximately 9.81 acres generally located at the northeast corner of Bluejay Drive and Orchid Lane to allow Storage, Personal Property (Indoor) in the Light Industrial (LI) zoning district.

DR19-119 POWER & RAY STORAGE: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 9.81 acres, generally located at the northeast corner of Bluejay Drive and Orchid Lane, and zoned Light Industrial with a Planned Area Development (PAD) overlay.

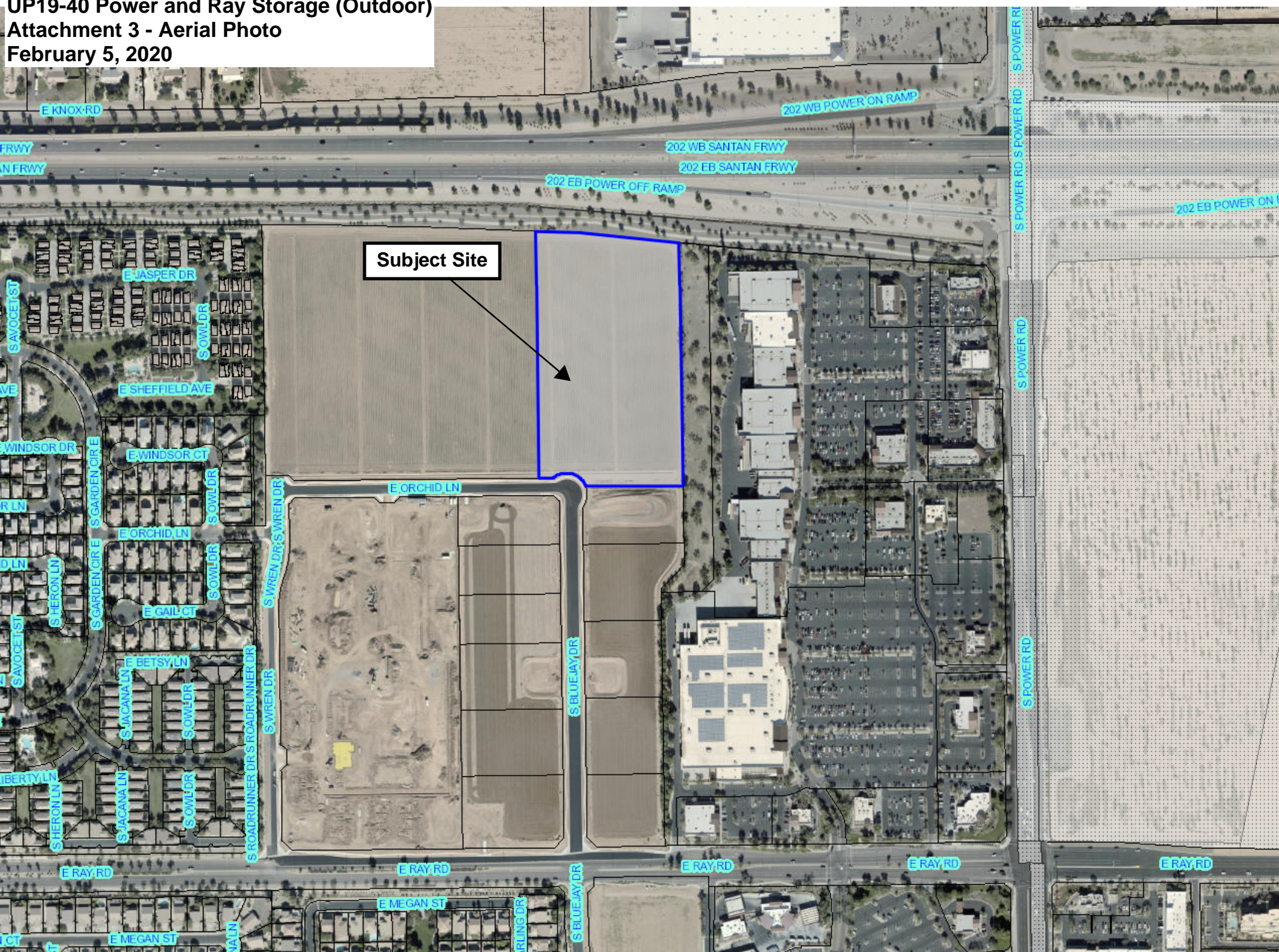
SITE LOCATION:



**APPLICANT SS Development
CONTACT: Gus Schultz
ADDRESS: 3868 S Lindsay Rd
Gilbert, AZ 85297**

**TELEPHONE: (602) 615-8579
E-MAIL: gus@aloha.build**

UP19-40 Power and Ray Storage (Outdoor)
Attachment 3 - Aerial Photo
February 5, 2020



UP19-40 Power and Ray Storage (Outdoor)
Attachment 4 - Project Narrative
February 5, 2020

September 19, 2019

To: Town of Gilbert Planning Department, Gilbert, Arizona

RE: Project Narrative CUP Outdoor Storage– “Power and Ray Storage” Project
4560 E Orchid lane Gilbert AZ
Pre-App Review – PPA-2019-00027, Mtg Dt. 4/15/19

The proposed site is located near the NEC of East Orchid Lane and South BlueJay Drive Gilbert, Arizona. The subject site is approximately 421,582 SF (9.7 acres) in size and the Maricopa County Assessor Parcel Number for this Property is #313-13-894. The zoning of this site is LI (Light Industrial) with PAD overlay and is currently vacant.

The goal of this project is to develop the site for office, personal property storage indoor and personal property storage outdoor. We are proposing the construction of a single-story buildings for office use and for personal property indoor storage units with total area of approximately 111,981 S.F. and covered canopy structures for personal property outdoor storage units with total area approximately 95,440 S.F. Total area proposed (Indoor and Outdoor) is approximately 207,421 S.F. or approximately 49.2% of net site area.

The request is for a conditional use permit to allow “Personal Property Storage Outdoor” in the LI (Light Industrial) zoning district and also for a design review for all buildings.

The general plan designation for this property is LI (Light Industrial) and the Personal Property Storage Indoor and Personal Property Storage Outdoor is a permitted use in LI zoning with a conditional Use Permit.

We strongly believe that the proposed use permit application meets the following four findings of fact:

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.

Explanation: The proposed outdoor storage is primarily for storage of RV and/or trailers that will be parked for long periods of time. They are not intended for living purposes and will not be “occupied” while parked on premises. Vehicles will be empty and not in use at any time, except for movement in and out of premises during storage activities.

2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.

Explanation: the proposed use is a permitted use under the LI zoning designation. In addition, the site plan layout provides for compatible uses between adjacent zoning areas.....this would include the height of building and aesthetics.

3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements; and
Explanation: the proposed use is a permitted use under the LI zoning designation. In addition, the site plan layout provides for compatible uses between adjacent zoning areas.....this would include the height of building and aesthetics.

4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

Explanation: the outdoor storage component for the facility will see minimal vehicular activity during any given day. The anticipated vehicular movement in and out of the facility is estimated at 5-10 vehicles per day. The properties to the west and south are currently zoned LI, similar to this property, thus the impact would be negligible to none. The



Arizona Office

2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

California Office

1151 Dove Street
Suite #175
Newport Beach, CA 92660
Office: (949) 954-8785

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Pennsylvania
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South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin
Wyoming

Principals:

Robert W. Kubicek, AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, AIA, VP



property located to the east is zoned RC and a 15'-0" landscape buffer is provided on this side. Additionally, the RC zoned property is located to the east of the subject property and no vehicle or pedestrian traffic flows would occur between parcels.

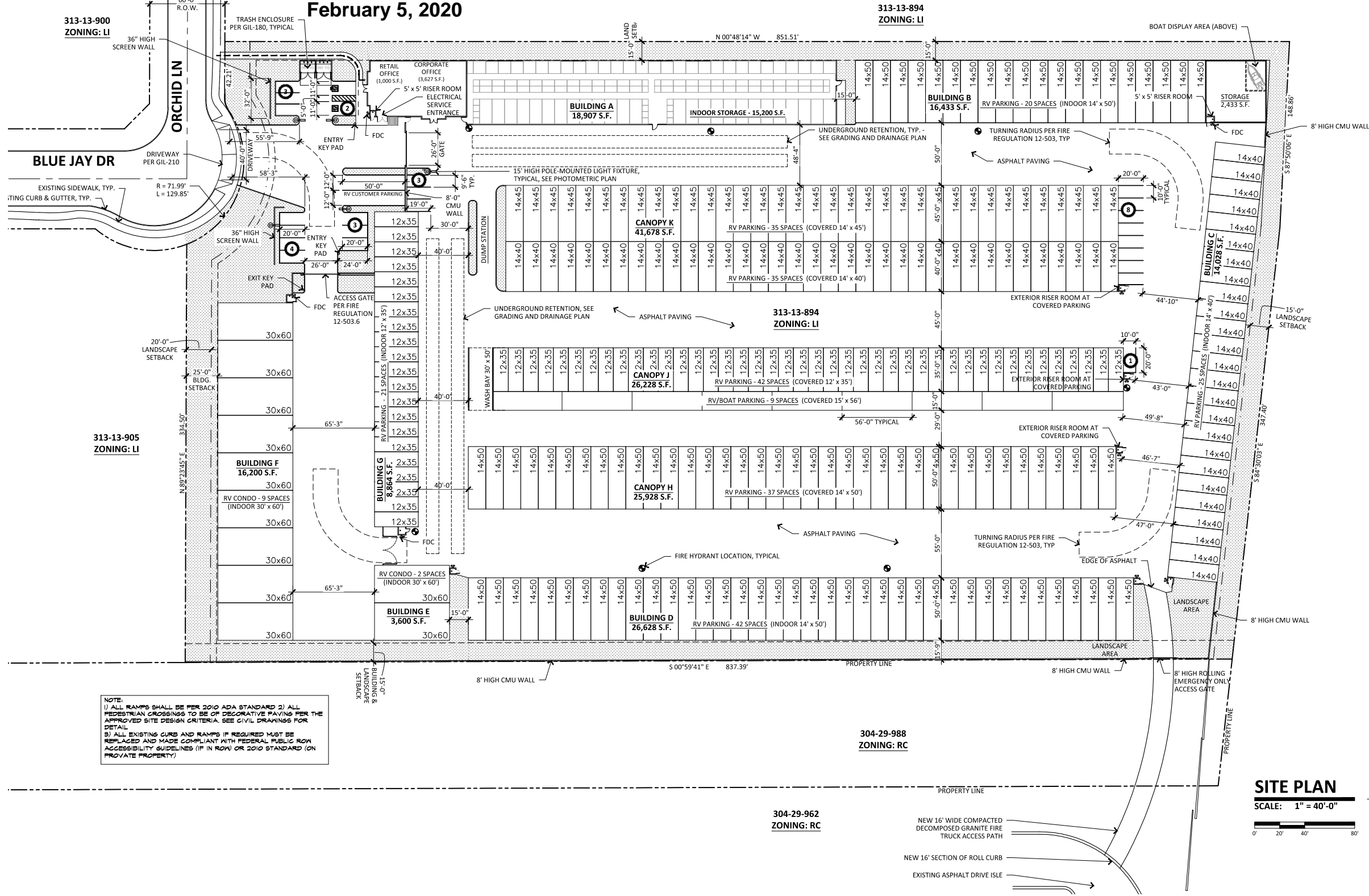
North of this Parcel is 202 Santan Freeway and east of this parcel is Gilbert Gateway Town Center which is a commercial center, west of this parcel is vacant parcel with LI zoning and south of this parcel is vacant parcel with I-1 zoning.

We believe the proposed use is consistent with the plans and goals of the town and we look forward to working with the Town of Gilbert.

Regards,

Neil Feaser, AIA
RKAA Architects, Inc.

UP19-40 Power and Ray Storage (Outdoor)
Attachment 5 - Site Plan
February 5, 2020



PROJECT DATA

PARCEL NUMBER:	313-13-894
ZONING:	LI (CONDITIONAL USE)
GROSS SITE AREA:	427,248 S.F. (9.81 ACRES)
NET SITE AREA:	421,582 S.F. (9.68 ACRES)

BUILDING AREAS:	
BUILDING A	18,907 S.F.
BUILDING B	16,433 S.F.
BUILDING C	14,028 S.F.
BUILDING D	26,628 S.F.
BUILDING E	3,628 S.F.
BUILDING F	16,236 S.F.
BUILDING G	8,864 S.F.
TOTAL BUILDING AREA	104,724 S.F.

RV CANOPY AREAS:	
CANOPY H	25,928 S.F.
CANOPY J	26,228 S.F.
CANOPY K	41,678 S.F.
TOTAL CANOPY AREA	93,834 S.F.

PARKING:	
STORAGE (NO DWELLING UNIT):	8 SPACES
CORPORATE OFFICE (1 PER 250 S.F.)	15 SPACES

TOTAL PARKING REQUIRED	23 SPACES
TOTAL PARKING PROVIDED:	24 SPACES

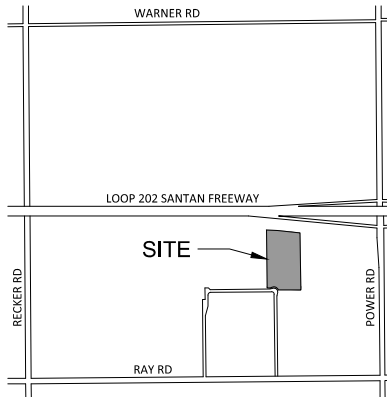
ACCESSIBLE PARKING REQUIRED:	1 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES

LANDSCAPE:	
TOTAL LANDSCAPE AREA:	55,752 S.F.
LANDSCAPE AREA COVERAGE:	13.2%
LOT COVERAGE:	47.0%

LEGEND

- LANDSCAPE AREA
- ACCESSIBLE ROUTE TO PUBLIC WAY

VICINITY MAP



STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES
MARCH 11TH 2004

- ALL UTILITY LINES LESS THAN 69KV ON CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND
- ALL TRASH ENCLOSURES SHALL INCLUDE FULL OPAQUE GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULL SCREENED FROM VIEW BY A 6' MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.

- S.E.S PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULL SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS.
a. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY SOLID DOOR OR DOORS SEPARATE FROM THE CABINET
b. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L SHAPED, U SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
c. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED

BY EITHER ONE OF THE FOLLOWING METHODS:

- THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS OR
- BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
- ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOTE PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULL SCREENED BY THE PARAPET WALL.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM THE VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
- PNEUMATIC TUBES, WEATHER METAL OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING
- BE EITHER



POWER AND RAY STORAGE

4560 E. ORCHID LANE
GILBERT, ARIZONA
2020 JANUARY 13

- ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING
- OR ROUTED UNDER GROUND
- ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED ON A WIRE CAGE PAINTED TO MATCH PRIMARY BUILDING COLOR.
- ALL FREESTANDING LIGHT POLES SHALL:
a. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS
b. HAVE CONCRETE BASES PAINTED TO MATCH PRIMARY BUILDING COLOR OR FURNISHED TO MATCH PARKING SCREEN WALLS, CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
c. BE LOCATED TO AVOID CONFLICT WITH TREES.
- SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 11.22A OF ULC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'. THE MAXIMUM HEIGHT OF A BUILDING MOUNTED LIGHT FIXTURE IS 14'. THE MAXIMUM HEIGHT OF FREESTANDING LIGHT FIXTURE LOCATED WITHIN 100' OF A RESIDENTIAL ZONING DISTRICT OR PROPERTY DESIGNATED FOR RESIDENTIAL DEVELOPMENT IN THE GENERAL PLANS IS 14'
- LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNTED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
- COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDING MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE

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SP-01
SITE PLAN
RKAA 19087.00



THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

**TOWN OF GILBERT
PLANNING COMMISSION - STUDY SESSION**

**Council Chambers
50 E. Civic Center Drive, Gilbert, AZ
September 4, 2019**

COMMISSION PRESENT:

Brian Andersen, Chair
Carl Bloomfield, Vice Chair
David Cavenue
Greg Froehlich
Brian Johns
Les Smith
Philip Alibrandi, Alternate
James Torgeson, Alternate (not voting)

STAFF PRESENT:

Sydney Bethel, Planner II
Stephanie Bubenheim, Planner II
Keith Newman, Planner II
Josh Rogers, Planner II
Nathan Williams, Senior Planner
Catherine Lorbeer, Principal Planner
Eva Cutro, Planning Division Manager
Nancy Davidson, Assistant Town Attorney

COUNCIL LIAISON PRESENT:

Brigette Peterson

RECORDER:

Dana Desing

CALL TO ORDER

Chair Brian Andersen called the September 4, 2019 Study Session of the Planning Commission to order at 5:08 p.m.

1. **UP19-40 POWER & RAY STORAGE-OUTDOOR:** Request to approve a Conditional Use Permit for approximately 9.8 acres of real property located at the northeast corner of Bluejay Drive and Orchid Lane to allow Storage, Personal Property (Outdoor) in the Light Industrial (LI) zoning district, subject to conditions.

UP19-41 POWER & RAY STORAGE-INDOOR: Request to approve a Conditional Use Permit for approximately 9.8 acres of real property located at the northeast corner of Bluejay Drive and Orchid Lane to allow Storage, Personal Property (Indoor) in the Light Industrial (LI) zoning district, subject to conditions.

DR19-119, POWER & RAY STORAGE: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 9.8 acres, generally located at the northeast corner of Bluejay Drive and Orchid Lane, and zoned Light Industrial with a Planned Area Development (PAD) overlay. Sydney Bethel.

Planner Sydney Bethel reviewed the requests for Power & Ray Storage, located at the northeast corner of Bluejay Drive and Orchid Lane and zoned Light Industrial (LI) with a PAD overlay. To the north is the existing 202 Santan Freeway and to the east is the existing Gilbert Gateway Towne Center. There are three separate requests for a Use Permit to allow Storage of Personal Property (outdoor), a Use Permit to allow Storage of Personal Property (Indoor), and the Design Review for the subject site in order to build a 9.81-acre self-storage facility.

The subject site is approximately 9.81 acres and plans for six buildings along the perimeter of the site totaling over 95,000 SF. There are 26 parking spaces, some internal to the site. The buildings are primarily covered RV parking areas along with internal access routes. The proposed colors and materials consist of a mix of CMU block in different shades of gray with red accents, corrugated metal, and steel accents.

Most of the building elevations are similar throughout the project. Building A contains the retail office portion along with a 3,000 SF corporate office as well as a portion of indoor personal property storage. Building B is disconnected slightly from the other buildings by a walkway and contains additional indoor RV storage. The second story includes a display area for possibly a boat for advertising purposes. Staff would like to see this element further integrated into the building, although it is allowed. Building C is similar with indoor RV storage and a self-service area, which staff has requested additional information for that use. Building D contains similar personal property storage. Building E contains larger indoor condo units at 30' by 60' for RV storage. Building F contains more indoor RV storage.

Staff is requesting input from the Planning Commission regarding the general site design and elevations, increasing the vertical articulation on the perimeter buildings, and integrating the second story of Building B with the first story.

COMMENTS/QUESTIONS FROM THE COMMISSION:

Commissioner Alibrandi asked if the applicant was looking for any exceptions or deviations.

Ms. Bethel stated the requests were for the two Conditional Use Permits (CUP) for personal property storage indoor and outdoor, which are not permitted uses by right, but are allowed with the CUP. With those Use Permits approved and the Design Review, it would just be conventional. There are no deviations requested, only the uses.

Commissioner Smith asked if there would be a resident manager on site.

Ms. Bethel was unsure as there was not any type of residential unit proposed. She will verify that with the applicant.

Commissioner Cavenee asked if there will be a wall along the Freeway to shield this project.

Ms. Bethel stated there is currently a low site wall on the ADOT property. She did not believe there was currently a wall proposed as it is not required per Code. Staff can suggest that.

Commissioner Cavenee felt it was fine to have bright colors, although it would be nice to make sure that was all integrated and facing inward. He understood that what would be seen from the Freeway would be a nice block wall, which would be the outer edge of the storage units.

Ms. Bethel stated that was correct. The north elevation of Building C is what would be seen from the Freeway.

Commissioner Cavenee felt the second-floor marketing element with the glass view port looked okay and would work. He could not think of a better way to integrate it, other than to step it in more. As long as it is allowed, as staff stated, it would be a nice way to show what can be stored at the facility. Everything looked all right to him as long as the color was facing inward and our architectural staff feels that the display element looks good.

Commissioner Johns asked why they were requesting to display a boat in that second-floor area.

Ms. Bethel stated the facility will be advertising for RV and boat storage, and a boat makes more sense in terms of the size.

Commissioner Johns stated that historically with design review there has been concern about the length being up against a freeway. It is a lot of wall. He thought the scale would be brought back to a controllable scale on the Freeway side. He suggested giving it more appeal and articulation to not look like binary code with so much wall. He asked for the measurement on the longest wall in the project.

Ms. Bethel did not know the exact length. Typically, in the past when staff has requested some vertical articulation, it is every 100' for large buildings and areas. Staff has suggested that during the first review.

Commissioner Johns noted that the property line was 851 feet. The site is tight. He asked if trash looked at the project? Is there a pedestrian connection?

Ms. Bethel stated trash has looked at the site and is okay with the plan. The site does not have a pedestrian connection. It is not something that staff has requested due to the industrial use and nature of the area.

Chair Andersen initially thought the elevation with the second-floor display area looked odd, although he understood from the site plan what they were trying to achieve. He understood staff's point of view. He noted that U-Haul has a nice way of creating those types of displays, although he would not want to force that on an applicant as they would want to have their own identity for their product. He was fine with the proposal as it is. They have the option to pursue what staff has recommended. He suggested the wall along the 202 include some garage doors so it looks like more storage.

Commissioner Cavenee believed that wall would be about 475 lineal feet. He felt it would look like a freeway sound wall and he was not bothered by it being pretty steady and level. He was concerned about the radius of getting in and out of the site and wanted to make sure it has been engineered right. Given the location, he felt this was probably one of the best uses possible for this corner. It will be tucked into the business park district behind a large mall with not a lot of visibility, except from the Freeway. There will not be a lot of street level activity. He felt it was an appropriate use from a use permit perspective.

2. DR19-114 INSPIRE ENTERTAINMENT: Site plan, landscape, grading and drainage, elevations floor plans, lighting, colors and materials, for approximately 1.14 acres, generally located east of the southeast corner of Greenfield and Baseline roads, and zoned General Commercial (GC).

Planner Stephanie Bubenheim reviewed the request for Inspire Entertainment, located on the southeast corner of Baseline and Greenfield Roads, and part of the greater 20-acre Greenfield Park Commercial Center. When the Chase Bank located at the hard corner was approved in 2006, there was a smaller master site plan of the three PADS. The Chase Bank project included the drive aisle out to Baseline Road, a site wall, and landscaping along the frontage of Baseline.

The proposed use for this 1.14-acre site is a dance studio, recording studio and instructional space. It is proposed as two stories, a little over 13,600 SF. The building will be oriented on the southeast corner of the site so that the parking could match what is existing to the west with the CarLife automotive use. There will be shared parking and access.

The proposed landscaping will match what is existing in the Master Site. There is existing landscaping along the east that is part of the Great Hearts Academy. The proposed colors and materials include a lot of browns and stone veneer. The site is proposing a blue accent panel with a shed-type roof. Staff is asking for feedback on the overall look and feel of the architecture.

Today, staff was presented with elevations. The existing Chase Bank and CarLife on this PAD site were part of a master site plan in which all of the colors, materials and architecture would match. Images for the original design submittal from 2006 were reviewed. The applicant is requesting to match the colors and architecture of the Great Hearts Academy to the east, which consist of more gray tones. Staff is recommending that the colors and materials match the Chase Bank and CarLife as it was presented back in 2006. As part of the Master Site Plan, this proposal does not need to come back to public hearing.

COMMENTS/QUESTIONS FROM THE COMMISSION:

Commissioner Johns declared a conflict on this item.

Commissioner Cavenee stated the color palette that was submitted contains brick over the front door on the north elevation and also on the west elevation. He felt the brick was a deviation and did not see the integration.

Ms. Bubenheim stated the north and west elevations have the brick. The east elevation which will face the Great Hearts Academy has CMU block. The Great Hearts Academy is more of a grayscale. The stone in the submittal is different, although the colors match the browns in the Chase Bank.